

**Workshop Transcripts
Southside: The 2005 Plan
July 27, 2004**

A workshop was held on July 27, 2004 at South Beaver School. It was an opportunity to provide the community more information on the master planning underway for the Southside and, as well, gain information from citizens. The following lists the comments received from the break-out groups that discussed: Great Places & Spaces, a Postcard from the Future, Top Issues and Solutions to the Issues.

GROUP 1

Facilitator : Frank Fuller
Recorder : Neil Gullickson

Great Places & Spaces

1. Ball Court, Tourist homes
2. Guadalupe church
3. Community garden
4. Visitor center/ Amtrak station
5. Beaver school
6. Downtowner/Nackard Tower (sign)
7. Old Perez family property – Verde to Agassiz

Postcard From The Future

- a. Restoration of Route 66
- b. San Francisco/Beaver Streets restored to 2 way
- c. Walkable community with access to services
- d. Restoration and preservation of historic buildings
- e. Relaxed, bohemian, blue-collar, ethnic diversity
- f. Fewer transients, scary drunks, panhandlers
- g. Streetscape, street furniture
- h. Rio channel a greenway

Top Issues

1. Maintain integrity of historic identity (not like Mill Avenue, Tempe)
2. Future character of neighborhood streets including lower traffic speeds and bike connectivity
3. Guadalupe church retained as community hub
4. Zoning changes to limit NAU encroachment into Southside

Solutions To Issues

1. Maintain Character

- a. Shop at Locally Owned Businesses
- b. Use, mass and density through zoning. Allow for home business.
- c. City incentives for neighborhood appropriate development

- d. Loan programs
 - e. Sustainable landscaping materials. Native low-water requiring plants.
- 2. Neighborhood Streets**
- a. Slow speed on Butler. Install medians to slow traffic and encourage pedestrians. Other traffic calming measures.
 - b. Pedestrian overpass on Butler
 - c. Separate bike path from Main Road (?)
- 3. Guadalupe church**
- a. Work with Diocese for future of church
- 4. NAU encroachment**
- a. Use Zoning to address encroachment
 - b. Influence NAU Masterplan and growth
 - c. State/Federal historical designations
 - d. Pre-emptive projects

GROUP 2

Facilitator : Sameer Chadha
 Recorder : Ursula Montano

Great Places & Spaces

1. F.U.T.S. trail
2. Guadalupe church
3. Community garden
4. El Charro
5. Macy's restaurant
6. South Beaver school
7. Northern Arizona University; Old Main – North campus
8. Cemetery in N.A.U.
9. Murdoch Center
10. Cogdill recreation center (south of Sawmill)
11. De Beau hostel
12. Sawmill Park
13. Pocket Park on Butler & San Francisco Street
14. Jalisco Market

Postcard From The Future

- a. Rehabilitated historic houses
- b. Walkable neighborhood
- c. Houses and buildings in good condition
- d. Concert venue
- e. Trees and flowers
- f. Good outdoor lighting meeting dark skies standards
- g. Arts district

- h. Public Art
- i. Small scale businesses
- j. Community ownership
- k. Students, including school and N.A.U. students, involved in community service, in community garden
- l. Bike racks
- m. Parking district
- n. Public Transit
- o. Buildings up to 3 stories
- p. Pocket parks, community gardens
- q. Views preserved
- r. Rio de Flag kept cleaned up
- s. Community programs, e.g. neighborhood watch, clean-ups
- t. Sense of community

Top Issues

1. Planning exercises
2. Appropriate new development. Historical preservation.
3. Safety and law enforcement
4. More owner occupied dwellings
5. N.A.U. Southside relationship

Solutions To Issues

- 1. Planning exercises**
 - a. Asset mapping workshops
 - b. Document participation from city (?)
 - c. Zoning regulations
 - d. Development review boards
 - e. Parking incentives/ controls (?)
- 2. Appropriate new development. Historical preservation**
 - a. Local lending and funding programs
 - b. CDBG, Banks
 - c. Low interest loans for rehabilitation
 - d. Type of new housing defined
- 3. Safety and law enforcement**
 - a. Neighborhood watch
 - b. Deal with perception of lack of safety
 - c. Parking enforcement
 - d. Respond to transients, homelessness with programs; acknowledge problem
 - e. More foot patrols; community policing
- 4. More owner occupied dwellings**
 - a. Incentives for residents, for families living in Southside for a long time
 - b. Fines for dilapidated buildings

- c. Homeowner and resident associations
- d. Northern Arizona Council of Governments
- e. Discounts for building materials and tools in local shops
- f. Pooling shared resources by residents

5. NAU – Southside relationship

- a. Common events advertised in neighborhood and on campus
- b. NAU as a resource to neighborhood
- c. NAU students undertake projects in neighborhood, assist residents.
Coordinate NAU volunteers.
- d. Adopt a block
- e. Discounted tickets for residents and businesses for NAU events
- f. Creation of small scholarships
- g. NAU be a part of the neighborhood, be a venue and be accessible
- h. New ways to get across Butler Avenue as a pedestrian
- i. Respond to NAU parking impacts on Southside
- j. Traffic enforcement on Butler avenue
- k. More crosswalks

GROUP 3

Facilitator : Denise Conley
 Recorder : Leslie Connell

Great Places & Spaces

1. Guadalupe church
2. El Charro restaurant
3. Community garden and church
4. Rock church at Beaver and Benton streets
5. Historic house at Butler and Lonetree streets
6. Riverside community church (?)
7. Springhill church (?)
8. 1st Missionary Baptist (?)
9. Jalisco's market
10. Beaver Street retail corridor
11. Tourist Home and Ball Court
12. Cross Cultural Dance Resources
13. Farmer's market
14. Historic neighborhood

Postcard From The Future

- a. Productive and imaginative use of handball court
- b. Revitalizing Phoenix Street as connector between San Francisco and Beaver Streets
- c. Landscaped creek-walk along Rio De Flag
- d. Southside cultural heritage center

Top Issues

1. Future of Rio Del Flag
2. Design character of neighborhood
3. New zoning laws
4. Residential properties are zoned commercial currently

Solutions To Issues

- 1. Future of Rio De Flag**
 - a. Move Rio underground and use ground space
- 2. Design character of neighborhood**
 - a. Urban conservation district
 - b. Leave railroad alone
- 3. New zoning laws**
 - a. Tailored zoning and subdivision regulations. Implement new zoning/overlay that allows Southside to be rebuilt the way it is now

GROUP 4

Facilitator : Bruce Anderson
Recorder : Matt Carroll

Great Places & Spaces

1. Macy's restaurant
2. De Beau hostel
3. Amtrak Station
4. Beaver Street Brewery
5. Where the grids collide
6. South Agassiz, south of Cottage (?)
7. Guadalupe church
8. Community garden
9. Old Methodist church
10. Murdoch community center
11. South Beaver school
12. Tourist homes
13. Ball court

Postcards From The Future

- a. Neighborhood green park
- b. No visible parking lots
- c. 2-way streets
- d. Bike Lanes on San Francisco Street
- e. Active Pedestrian Use
- f. Trees on streets
- g. Commercial apartments – 3 story maximum
- h. No buildings taller than existing (2004)

- i. Ethnic diversity. Church by garden. Ball court.
- j. Clean Rio Channel
- k. Farmers market with neighborhood Shops

Top Issues

- 1. Plan for development. Plan to restrict development.
- 2. Homeless/ Trash/ Litter
- 3. Lack of owner occupied dwelling
- 4. Future mix of commercial and residential uses
- 5. Zoning flexibility

Solutions to Issues

- 1. Planning**
 - a. Involve long term residents/ families
 - b. Plan for University development
 - c. Limit height
 - d. Limit growth
 - e. Consider Moratorium
- 2. Homeless/ Trash / Litter**
 - a. Apply for “Weed and Seed” program
 - b. Increase Police foot/bike patrols
- 3. Lack of owner occupied dwellings**
 - a. Property manager if owner absent
 - b. Higher taxes for rental property
- 4. Mix of uses**
 - a. Vary parcel sizes to allow different uses
- 5. Allow for Zoning Flexibility**

GENERAL COMMENTS

- 1. Transparency of process
- 2. Availability of information on the internet
- 3. Possibility of public comment/notification on website
- 4. Standing water unhealthy in Rio
- 5. NAU connection weak to neighborhood
- 6. Coordinate NAU and City plans

POSTCARD FROM THE FUTURE

“Southside’s unique character and amenities attract residents and tourists alike. A restored Route 66, informing people of the way America traveled in the 20s-60s, runs through the historic Southside neighborhood in Flagstaff. Over the years, the neighborhood has strived for and achieved a walkable quality with 2-way streets, traffic calming, streets lined with majestic trees, bike racks and furniture, supporting the commercial and residential uses. A bustling farmers’ market and adjacent small shops serves residents and tourists alike, pulling in people from all over, on foot, through the

trails, on bikes, by transit and by car. This together with other businesses and cultural activities on Phoenix, San Francisco and Beaver Streets, forms the vibrant hub of Southside. Parking is available on street and in parking lots tucked away from sight, in line with the aims of the Southside Parking District, which, allocates parking on a district level.

New housing is available to new residents, NAU faculty and residents in 2-3 story apartments. New development is of an appropriate scale and character and preserves views to the mountains. Historic buildings like the Handball Court and Tourist Homes make up a larger historic district and have been restored and preserved and put to use. Southside also serves as an arts district to Flagstaff with artists contributing from all over Coconino county. A public gathering place that doubles as a concert venue, provides civic identity and pride to Southside. Smaller pocket parks dot the area.

The neighborhood has a relaxed air with a bohemian, blue collar, and ethnically diverse population. Because of community programs over the years, some in local churches and community centers, there are fewer transients and homeless people on the streets. Community programs serve the area with the help of residents, NAU and school students. The Rio de Flag, once a feared source of flooding, is now a public greenway winding through the neighborhood.”